

**HOMEOWNERSHIP MORTGAGE LOAN**

PROGRAM DESCRIPTION	<p>The Homeownership Mortgage Loan Program provides first mortgages to enhance affordability and homeownership opportunities in the form of 30-year below market fixed rate loans. Financing may be used for purchasing either existing or new construction homes. This program can be combined with the following subordinate financing options:</p> <ul style="list-style-type: none"> • A 3% CalHFA downpayment assistance loan under the CalHFA Housing Assistance Program (CHAP) www.calhfa.ca.gov/homeownership/programs/chap.htm • A CalHFA deferred-interest second loan under the High Cost Area Home Purchase Assistance Program (HiCAP), up to \$25,000 www.calhfa.ca.gov/homeownership/programs/hicap.htm • A forgivable interest CalHFA second loan under the Extra Credit Teacher Program (for eligible teachers, administrators, classified employees, and staff members in high priority schools), of \$7,500 or 3% of the home sales price in CalHFA-defined statewide non-high cost areas; or, of an amount not to exceed the greater of \$15,000 or 3% of the home sales price in CalHFA-defined high cost areas. www.calhfa.ca.gov/homeownership/programs/ectp.htm • Other CalHFA-approved nonprofit or government agency subordinate financing, such as those offered under the Affordable Housing Partnership Program www.calhfa.ca.gov/homeownership/programs/ahpp.htm
TARGET MARKETS	This program is intended for low to moderate income first-time homebuyers throughout California.
PARTICIPATING LENDERS	CalHFA approved Lenders. www.calhfa.ca.gov/homeownership/approvedlenders/index.htm
BORROWER ELIGIBILITY	<p>Borrowers must meet the following requirements:</p> <ul style="list-style-type: none"> • Be a U.S. citizen or permanent resident alien or qualified alien • Be a first-time homebuyer • Occupy the property as their primary residence; non-occupant co-borrowers are not allowed • Meet CalHFA-defined income limits • Meet credit, income and loan requirements of the CalHFA lender and the mortgage insurer
PROPERTY ELIGIBILITY	<p>Properties must meet all of the following requirements:</p> <ul style="list-style-type: none"> • Within CalHFA-defined sales price limits • Be a single-family, one-unit residence, including condo/PUDs • Manufactured housing is allowed if permanently attached, fee simple title

TRANSACTION TYPE	Purchase transactions only.
INTEREST RATE	CalHFA offers a unique interest rate for this program. A list of current rates is available by either contacting a CalHFA-approved Lender or visiting the Agency's web site at www.calhfa.ca.gov
MAXIMUM LOAN AMOUNT	Maximum as allowed by mortgage insurer, subject to borrower credit eligibility.
INCOME LIMITS	Borrower's income cannot exceed CalHFA's income limits established for the county in which the borrower is purchasing. www.calhfa.ca.gov/homeownership/rates-limits/income/index.htm
SALES PRICE LIMITS	Sales price of the home cannot exceed CalHFA's published sales price limits. www.calhfa.ca.gov/homeownership/rates-limits/salesprice/index.htm
MORTGAGE INSURANCE	Mortgage insurance is required unless the loan-to-value (LTV) on the first loan is 80% or less. Acceptable mortgage insurers/guarantors include: FHA, VA, & CalHFA's Mortgage Insurance Services Division.
HOW TO APPLY	For instructions on applying for financing, contact one of CalHFA's-approved Lenders or visit our web site at: www.calhfa.ca.gov/homeownership/index.htm .
QUESTIONS	Questions regarding the Homeownership Mortgage Loan Program should be directed to CalHFA-approved Lenders or the CalHFA's Homeownership Division at: <ul style="list-style-type: none"> • P.O. Box 4034, Sacramento, CA 95812 • Phone: 916.324.8088 • Email: homeownership@calhfa.ca.gov • Web site: www.calhfa.ca.gov

IMPORTANT DISCLOSURE INFORMATION:

The information provided in this program description is for guidance only. While we have taken care to provide accurate information, we cannot cover every circumstance nor program nuance. This program description is subject to change from time to time without prior notice. CalHFA does not discriminate on the basis of disability in employment or in the admission and access to its programs or activities.

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